

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	BOARD MEETING DATE: 10/7/26 Design Review Commission
Requesting Agency (Initiator): Casey Investment Group		Sponsor(s):
Agenda Language:	Exterior Remodel – 9174 Tara Blvd; Parcel No. 06032A B007; Zoned M-1; In Gateway South Overlay; Exterior remodel of existing industrial building	
Requested Action/Recommendation: Review and Approval of Exterior Remodel at 9174 Tara Blvd		
Requirements for Board: Review of Sec. 86-118. - Gateway South District Overlay		
Is this Item Goal Related? Yes		
Summary and Background: For several decades, the subject property has hosted Colorpoint / LTI industrial activities. When LTI moved south to a new facility, the former buildings, including 9174 Tara Blvd, have been largely unused and unoccupied. The current owner wants to rehabilitate the subject property now and the other buildings on the old LTI campus in the not too distant future. The applicant is also seeking a zoning appeal on a new use for 9174 Tara Blvd at the October Jonesboro Council meetings. The subject property is within the Gateway South District Overlay, and that Overlay's architectural standards will hold sway over the exterior rehabilitaiton of this building. <u>Sec. 2-303. - Powers and duties.</u> <i>The design review commission has the power to make certain advisory recommendations to the city council, the historic preservation commission, and the community development department. The commission's recommendations on review items are not binding, but are intended to be utilized by the city council, the historic preservation commission, and the community development department in making informed, binding decisions.</i> <i>The commission shall be authorized to:</i> <i>(e) Make recommendations to the mayor and city council regarding any exterior modifications to existing developments, buildings and structures (including signs) that require conditional use hearings and/or zoning change hearings, generally within the city and, more specifically, within the Tara Boulevard Overlay, Arts & Entertainment District Overlay Zone or Assembly Overlay.</i> The existing building has predominatly yellow siding with stone veneer in places, and dark metal siding along the roofline. The new design will keep the metal siding near the roof, but repair and repaint it and add LED linear lighting underneath. It will add many more windows with new LED scone lights above each window. The yellow siding and brick façade will be replaced with brick, which is intended to match the brick color of the Clayton County IT		

Building directly across the highway. This brick will extend to the privacy fence / gate at the side of the building (facing other buildings).

Gateway South Overlay Architectural Standards

(k) Exterior architectural design and material standards. The following minimum architectural standards shall apply to exterior facade materials. The design review commission and the mayor and city council may impose additional standards in the required developer's agreement.

(5) Other commercial and office buildings.

a. For lots directly fronting Tara Boulevard or South Main Street:

*1. Prohibited materials. Metal siding, vinyl siding, and smooth-faced concrete masonry units, as primary building materials, are prohibited. **The metal siding along the roof has always been there.***

*2. Permitted primary materials. Primary building materials for the exterior wall facade most directly facing Tara Boulevard or South Main Street shall be constructed, at a minimum, of 70 percent full-depth brick (not veneers) plus the following options for the remainder of the wall facade: cast stone, cementitious siding (Hardiboard), high-quality stucco or glass. Primary building materials for exterior wall facades not directly facing, but still viewable from Tara Boulevard or South Main Street shall be constructed, at a minimum, of 50 percent full-depth brick (not veneers) plus the following options for the remainder of the wall facades: cast stone, cementitious siding (Hardiboard), high-quality stucco or glass. (Note: With the priority being majority brick facades, the 40 percent window coverage requirement for the Tara Boulevard overlay district will not be considered.) **The new exterior will be mostly brick.***

*3. Permitted accent materials. Accent building materials for all exterior wall facades may include brick, textured concrete masonry units, wood panels (including wood shake), metal panels, and metal canopies. **n/a***

*4. Exceptions. Vinyl products shall only be used for soffits, eaves, and fascia. **n/a***

*5. Color. All materials shall be earth-tone in color, as approved by the design review commission and the mayor and city council. **Meets this requirement.***

*6. Roofing materials. All asphalt-shingle roofing shall consist of high-quality, architectural shingles, with a minimum 30-year warranty. Metal roofing is also permitted. **Existing roof will remain the same.***

*7. Entrance features. All customer entrances located along the front facade, shall feature a combination of three or more of the following features: canopies and porticos, overhangs, recesses or projections, arcades, raised/corniced parapets, peaked roof forms, arches, display windows, and architectural details, such as tile work and moldings which are incorporated into the building structure and design. **Basic shape of building and location of doors will remain the same.***

*8. Minimum facade height. A minimum facade height of 18 feet shall be maintained on arterial and collector roadways. **Facade height will remain the same.***

*9. Roof features. Rooflines shall incorporate roof features (extensions, and/or projections such as a gable, parapet, dormers or others) that achieve visual interest through variation of the roofline. These features shall conform to the following specifications: **Existing roof will remain the same.***

i. Roof features shall not exceed the average height of the supporting walls.

ii. The average height of parapets shall not exceed 15 percent of the height of the supporting wall. Parapets shall feature three-dimensional cornice treatments.

iii. Cornices shall have perceptible projection or overhanging eaves that extend past the supporting walls.

iv. The roof pitch of sloped roofs shall be a minimum of 4:12 (vertical to horizontal). **Existing roof will remain the same.**

10. Rooftop equipment. All rooftop equipment shall be screened from public view by parapets, dormers or other screens. **No equipment visible.**

11. Massing and modulation. The massing of building facades oriented to public streets shall incorporate either modulation, defined here as a wave in the exterior wall, with horizontal breaks at least every 100 feet. Front facade design shall provide varying wall offsets and other architectural features to create horizontal (wall) and vertical building articulation. **Just one building on one property.**

Since the Gateway South standards are mostly met (where applicable), staff recommends approval of the revised exterior. This renovation should serve as a catalyst to the other buildings and make the gateway of the southern portion of the City look even nicer.

Fiscal Impact:

Private Owner

Exhibits/Supporting Documents Attached:

- Property Pictures
- Building Elevation

Contact Information: David Allen, 470-726-1625

Date Submitted:

FOLLOW-UP APPROVAL ACTION

Typed Name and Title:

Date:

Signature:

Form Revised 7/28/26 sj